

Table 5.2-1

MITIGATION MONITORING MATRIX

<u>Impact</u>	<u>Mitigation Measure</u>	<u>Party Responsible for Mitigation</u>	<u>Monitoring Action</u>	<u>Party Responsible for Monitoring</u>	<u>Monitoring Implementation Timing</u>
GEOTECHNICAL	All grading operations will be conducted in conformance with the Los Angeles County Grading Ordinance.	Applicant; grading contractor	Issuance of grading permit; onsite inspections; submittal of final grading compliance form	County of Los Angeles Dept. of Public Works, Grading and Soils Section	Prior to grading; pre- and post-development / inspections
	All grading activities will adhere to the recommendations included within the current and subsequent geotechnical reports.	Applicant; grading contractor	Issuance of grading permit; onsite inspections; submittal of final grading compliance form	County of Los Angeles Dept. of Public Works, Grading and Soils Section	Prior to grading; pre- and post-development inspections
	All certified artificial fill and alluvium shall be removed and recompactd to the required maximum density.	Applicant; grading contractor	Issuance of grading permit; onsite inspections; submittal of final grading compliance form	County of Los Angeles Dept. of Public Works, Grading and Soils Section	Prior to grading; pre- and post-development inspections
	All organic material <i>shall</i> be removed prior to grading certification.	Applicant; grading contractor	Issuance of grading permit; onsite inspections; submittal of final grading compliance form	County of Los Angeles Dept. of Public Works, Grading and Soils Section	Prior to grading; pre- and post-development inspections
	Proposed cut and fill slopes shall be stabilized to the satisfaction of the County Engineer.	Applicant; grading contractor	Issuance of grading permit; onsite inspections; submittal of final grading compliance form	County of Los Angeles Dept. of Public Works,	Prior to grading; pre- and post-

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				Grading and Soils Section	development inspections
	Existing landslides of a potentially hazardous nature shall be properly stabilized, removed or left in open space per the requirements of subsequent Geology Reports.	Applicant; grading contractor	Issuance of grading permit; onsite inspections; submittal of final grading compliance form	County of Los Angeles Dept. of Public Works, Grading and Soils Section	Prior to grading; pre- and post-development inspections
	All future cut/fill slopes shall be landscaped to reduce potential increases in erosion.	Applicant; grading contractor	Issuance of grading permit; onsite inspections; submittal of final grading compliance form	County of Los Angeles Dept. of Public Works, Grading and Soils Section	Prior to grading; pre- and post-development inspections
	All onsite drainage shall conform to the approved Drainage Concept Plan to reduce potential erosion impacts.	Applicant; project engineer	Approval of drainage concept	County of Los Angeles Dept. of Public Works, Drainage Section	Prior to grading; pre- and post-development inspections
	Slopes over 30 feet high shall be designed with a concrete drainage device to carry water off graded slopes to minimize erosion.	Applicant; project engineer	Approval of drainage concept; Issuance of grading permit	County of Los Angeles Dept. of Public Works, Drainage Section	Prior to grading; pre- and post-development inspections
	Subdrains shall be installed upon encountering groundwater during excavation operations.	Applicant; project engineer	Approval of drainage concept	County of Los Angeles Dept. of	Prior to grading; pre- and

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				Public Works, Drainage Section	post-development inspections
HYDROLOGY AND DRAINAGE	County-approved onsite drainage improvements of inlet/outlet structures and storm drains <i>shall be implemented.</i>	Applicant; project engineer	Approval of drainage concept	County of Los Angeles Dept. of Public Works, Drainage Section	Prior to recordation of final map; during and post-construction inspections
	Debris basins <i>shall be installed</i> as required.	Applicant; project engineer	Approval of drainage concept	County of Los Angeles Dept. of Public Works, Drainage Section	Prior to recordation of final map; during and post-construction inspections
	Cut and fill slopes <i>shall be</i> landscaped to reduce potential increases in runoff and erosion.	Applicant; grading contractor	Issuance of grading permit; approval of landscape plan	County of Los Angeles Dept. of Public Works, Grading and Soils Section	Prior to recordation of final map; during and post-construction inspections
	Inlet structures and street maintenance <i>shall</i> reduce impacts of sediment and runoff contaminants discharge.	Applicant; project engineer	Approval of drainage concept	County of Los Angeles Dept. of Public Works, Drainage Section	Prior to recordation of final map; during and post-construction inspections

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FIRE HAZARD	Application for annexation to the consolidated Fire Protection District of Los Angeles County <i>shall</i> be made upon <i>development</i> approval.	Applicant	Approval of annexation to Consolidated Fire Protection District	County of Los Angeles Forester and Fire Warden	Prior to issuance of building permit
	<i>The applicant shall pay developer fees to the fire department in the amount of \$0.1784 per square foot of building space. Based on the development concept now envisioned, approximately \$1.2 million would be paid to offset potential project-related impacts to fire services.</i>	Applicant	Verification of payment of fire fees	County of Los Angeles Forester and Fire Warden	Prior to issuance of certificate of occupancy
	Clearing of brush and vegetative debris will limit fire fuel sources. Fire prone vegetation in open space areas within a minimum distance of 30 to 100 feet of the proposed limit of development shall be cleared by the project proponent in accordance with Section 4219 of the State of California Natural Resources Code. Additional measures proposed within the Fire Management Program for landscaping in the NorthLake	Applicant; homeowners	Approval of landscape plan; routine onsite inspection to ensure continued compliance with standards	County of Los Angeles Forester and Fire Warden	Pre- and post-development inspections

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	Specific Plan will further serve to control potential vegetative fire hazards. The program covers guidelines for three potential fire hazard zones: the physical separation between development and natural open space, slope embankments and residential development areas.				
	The applicant <i>shall</i> comply with applicable requirements of Fire Code Standard No. 13.208 such as fire hydrant spacing, adequate water main capacities and required fire flows.	Applicant	Approval of final engineering plan	County of Los Angeles Forester and Fire Warden	Prior to recordation of final map; during and post-construction inspections
	<i>Roofing materials for all structures will comply with the County of Los Angeles Department of Building and Safety requirements for structures within a fire zone 4 classification. Homes shall be equipped with smoke detectors as required by code.</i>	Applicant; building contractor	Issuance of building permit	County of Los Angeles Dept. of Public Works, Building and Safety Section	Prior to recordation of final map; during and post-construction inspections
WATER QUALITY	None required.				

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AIR QUALITY	A commuter computer program shall be developed for the NorthLake residents in an attempt to reduce commuter vehicle trips generated by the proposed projects.	Applicant	Submittal of commuter program to County of Los Angeles Dept. of Regional Planning	County of Los Angeles Dept. of Regional Planning	Prior to issuance of certificate of occupancy
	Fugitive dust generated during construction will be controlled in accordance with preventative measures outlined in SCAQMD Rule 403, which requires regular watering for the control of dust.	Applicant; grading and construction contractors	Require mitigations as a condition of project approval	County of Los Angeles Dept. of Regional Planning	Prior to recordation of final map; construction inspections
	Truckloads of soil shall be sprayed with water or covered with tarpaulins to additionally minimize the generation of dust and dirt from construction operations.	Applicant; grading and construction contractors	Require mitigations as a condition of project approval	County of Los Angeles Dept. of Regional Planning	Prior to recordation of final map; construction inspections
	Contractors shall prevent dust and dirt from accumulating on walks, roadways, and parking areas and from washing into sewer and storm drain lines through routine cleanup of construction staging area.	Applicant; grading and construction contractors	Require mitigations as a condition of project approval	County of Los Angeles Dept. of Regional Planning	Prior to recordation of final map; construction inspections

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	Construction contracts shall require all contractors to adhere to adopted dust-abatement measures.	Applicant	Require mitigations as a condition of project approval	County of Los Angeles Dept. of Regional Planning	Prior to recordation of final map; construction inspections
	Diesel-powered construction equipment rather than gasoline-powered equipment shall be used whenever possible to affect exhaust emission reductions and evaporative and crankcase HC (hydrocarbon) emission reductions.	Applicant; grading and construction contractors	Require mitigations as a condition of project approval	County of Los Angeles Dept. of Regional Planning	Prior to recordation of final map; construction inspections
	Energy conservation features as required under Title 24 such as energy-efficient fixtures and appliances shall be utilized to reduce offsite emissions associated with energy production.	Applicant; building contractor	Require mitigations as a condition of project approval; issuance of building permit	County of Los Angeles Dept. of Regional Planning; Dept. of Public Works, Building and Safety Section	Prior to issuance of building permit; post-construction inspections
	Equipment not in use for more than ten minutes shall be turned off. Construction grading shall be discontinued on days forecast for first-stage alerts.	Applicant; grading and construction contractors	Require mitigations as a condition of project approval	County of Los Angeles Dept. of Regional Planning	Prior to recordation of final map; construction inspections

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BIOTA	Maximum effort shall be exercised during construction to restrict vehicle transportation routes and trips to a minimum number. Earth-moving equipment shall avoid maneuvering in areas outside the identified limits of grading.	Applicant; grading and construction contractors	Approval of grading plan	County of Los Angeles Dept. of Public Works, Grading and Soils Section	Prior to grading; pre- and post-development inspections
	A revegetation program shall be implemented in accordance with the landscape palette developed for the Specific Plan on all graded areas not utilized for improvements or structures.	Applicant; grading contractor	Approval of landscape plan	County of Los Angeles Dept. of Regional Planning; Forester	Prior to grading; post-development inspections
	In development areas bordering on natural open space, a fuel modification/transition zone shall be designed to buffer developed areas with more urbanized landscaping from natural habitats. This will reduce impacts associated with differing irrigation needs and invasion by introduced species.	Applicant; landscape contractor	Approval of landscape plan	County of Los Angeles Dept. of Regional Planning; Forester	Prior to issuance of building permit; post-construction inspections
	Drainage from streets and paved surfaces shall be subjected to debris	Applicant; project engineer	Approval of drainage concept	County of Los Angeles Dept. of	Prior to issuance of building permit;

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	basins, energy dissipators and grease traps/distilling basins as needed to prevent pollution and flooding of the downstream offsite riparian habitats. Final drainage system improvements shall be implemented in accordance with the final drainage concept to be approved by the County of Los Angeles Dept. of Public Works.			Public Works, Drainage Section	post-construction inspections
	Removal of approximately 13 acres of riparian habitat will require coordination with the California Department of Fish and Game and the U.S. Army Corps of Engineers. Mitigation for riparian habitat lost may include one or a combination of the following measures: 1) project alteration to avoid impacting the onsite riparian habitat; 2) the onsite creation of at least an equal amount of equal quality habitat; 3) enhancement of poor quality onsite habitat, usually greater than 1:1 ratio (habitat lost to habitat enhanced); and 4) creation of offsite habitat where none currently exists. Final	Applicant	Compliance with mitigation required by CoE and CDFG	CoE; CDFG	Prior to issuance of certificate of occupancy

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	mitigation requirements shall be determined through consultation with the appropriate agencies.				
VISUAL QUALITIES	None required.				
TRAFFIC, ACCESS AND CIRCULATION					
	Traffic analysis shall be conducted at each phase of development to identify required mitigations.	Applicant	Approval of phase specific traffic reports	County of Los Angeles Dept. of Public Works, Traffic and Lighting Section	Prior to approval of phase specific tentative tract map.
	Modernize the Lake Hughes Road/Interstate 5 Freeway interchange.	Pro rata payment for roadway improvements by Applicant; physical modifications by the County of Los Angeles Dept. of Public Works, Traffic & Lighting Division	Approval of phased traffic report and collection of fee contribution	County of Los Angeles Dept. of Public Works, Traffic and Lighting Section	Prior to issuance of certificate of occupancy

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	Modernize the Parker Road/Interstate 5 Freeway interchange.	Pro rata payment for roadway improvements by Applicant; physical modifications by the County of Los Angeles Dept. of Public Works, Traffic & Lighting Division	Approval of phased traffic report and collection of fee contribution	County of Los Angeles Dept. of Public Works, Traffic and Lighting Section	Prior to issuance of certificate of occupancy
	Construct a new access road from this project to Castaic Road with a minimum of two lanes in each direction and upgrade and improve Ridge Route Road to Secondary highway standards from the project to Lake Hughes Road.	Pro rata payment for roadway improvements by Applicant; physical modifications by the County of Los Angeles Dept. of Public Works, Traffic & Lighting Division	Approval of phased traffic report and collection of fee contribution	County of Los Angeles Dept. of Public Works, Traffic and Lighting Section	Prior to issuance of certificate of occupancy
	Improve Castaic Road from the new project access road to Lake Hughes Road with a minimum of two lanes in each direction	Pro rata payment for roadway improvements by Applicant; physical modifications by the County of Los Angeles Dept. of Public Works, Traffic & Lighting Division	Approval of phased traffic report and collection of fee contribution	County of Los Angeles Dept. of Public Works, Traffic and Lighting Section	Prior to issuance of certificate of occupancy

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	If a new access road (previous mitigation) cannot be constructed, then Ridge Route Road shall be upgraded and improved to Major highway standards from the project to Lake Hughes Road.	Pro rata payment for roadway improvements by Applicant; physical modifications by the County of Los Angeles Dept. of Public Works, Traffic & Lighting Division	Approval of phased traffic report and collection of fee contribution	County of Los Angeles Dept. of Public Works, Traffic and Lighting Section	Prior to issuance of certificate of occupancy
	Improve Ridge Route Road/Parker Road to Secondary highway standards from Lake Hughes Road to the Parker Road/Interstate 5 Freeway interchange. This improvement would require widening the bridge over Violin Creek.	Pro rata payment for roadway improvements by Applicant; physical modifications by the County of Los Angeles Dept. of Public Works, Traffic & Lighting Division	Approval of phased traffic report and collection of fee contribution	County of Los Angeles Dept. of Public Works, Traffic and Lighting Section	Prior to issuance of certificate of occupancy
	Contribute to the Parker Road/Interstate 5 Freeway interchange improvements.	Pro rata payment for roadway improvements by Applicant; physical modifications by the County of Los Angeles Dept. of Public Works, Traffic & Lighting Division	Approval of phased traffic report and collection of fee contribution	County of Los Angeles Dept. of Public Works, Traffic and Lighting Section	Prior to issuance of certificate of occupancy

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SEWAGE DISPOSAL	Low and ultra-low flow (where feasible) toilets should be installed to reduce the volume of wastewater generated.	Applicant; building contractor	Approval of building plans	County of Los Angeles Dept. of Public Works, Building and Safety Section ✓	Prior to issuance of building permit; post-construction inspections
	All fixtures and appliances shall meet or exceed state and local water efficiency standards.	Applicant; building contractor	Approval of building plans	County of Los Angeles Dept. of Public Works, Building and Safety Section ✓	Prior to issuance of building permit; post-construction inspections
	Project connection fees would be deposited into a capital improvement fund to help pay for new facilities and expansion required by the Districts.	Applicant	Verification of payment of fees	County of Los Angeles Sanitation Districts ✓	Prior to issuance of certificate of occupancy
	Payment of the connection fees is required for issuance of a permit to connect the project to surrounding Los Angeles County Sanitation District facilities, if necessary.	Applicant	Verification of payment of fees	County of Los Angeles Sanitation Districts	Prior to issuance of certificate of occupancy
	After selection of the onsite packaging plant, an assessment should be conducted to examine potential environmental impacts	Applicant	Issuance of approval to operate	County of Los Angeles Sanitation Districts	Prior to issuance of certificate of occupancy

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	associated with its implementation and operation. The proposed treatment must be of sufficient capacity to handle the projected project effluent plus an excess buffer capacity. This includes proposer sizing of the onsite holding ponds to accommodate all treated effluent and any accumulated stormwaters during the wettest period on record, with no overflow.				
	The proper operation and maintenance of the onsite wastewater treatment facility should be ensured through the establishment of a special district or service agency or through a long-term contract arrangement with an existing sewage treatment agency or private waste disposal firm. Ownership and operation and maintenance responsibilities should be identified and contractually agreed to prior to the issuance of a permit to operate.	Applicant	Issuance of approval to operate	County of Los Angeles Sanitation Districts	Prior to issuance of certificate of occupancy

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	Routine testing of pre-discharge treated effluent should be conducted to monitor compliance with established water quality control limits.	Applicant	Verification of pre-discharge testing reports	County of Los Angeles Dept. of Health Services	Post-development inspection
EDUCATION	Payment of all required school development fees.	Applicant	Verification of payment of fees	County of Los Angeles Dept. of Regional Planning	Prior to issuance of certificate of occupancy
FIRE AND SHERIFF SERVICES	The applicant shall pay development fees to the fire department in the amount of \$0.1784 per square foot of building space.	Applicant	Verification of payment of fees	County of Los Angeles Forester and Fire Warden	Prior to issuance of certificate of occupancy
	The property is located within an area designated as Fire Zone 4 and will comply with all applicable code and ordinance requirements for construction, access, water mains, fire hydrants and brush clearance. Requirements will be addressed in conjunction with the review and	Applicant; project engineer; building contractor	Approval of final engineering plans	County of Los Angeles Forester and Fire Warden	Prior to issuance of building permit; post-construction inspections

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	approval process for individual tentative subdivision maps.				
	The Los Angeles County Sheriff's operating budget is generated through tax revenues, fees for permits, penalties and services, and allowed government assistance. Facilities, personnel and equipment expansion and acquisition are tied to the Los Angeles County budget process and rely on tax base expansion. As such, implementation of the proposed project will contribute to mitigating the expanded Sheriff service requirement due to the development.				
	Standard design features to enhance project security shall be implemented into the tract design. These include adequate lighting, street access and perimeter walls adjacent to secondary highways, where feasible.	Applicant; project engineer; building contractor	Approval of tentative tract and final improvement plans	County of Los Angeles Dept. of Regional Planning; Dept. of Public Works, Building and Safety Section; Sheriff Department	Prior to issuance of building permit; post-construction inspections
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WATER SUPPLY	The project applicant shall provide all onsite water system improvements and shall contribute to required new or upgraded existing offsite improvements to meet all water supply need for the proposed development.	Applicant; project engineer	Approval of final engineering plans	County of Los Angeles Dept. of Public Works, Building and Safety Section	Prior to issuance of certificate of occupancy
	All water system improvements shall be sized at the final engineering stage of development.	Applicant; project engineer	Approval of final engineering plans	County of Los Angeles Dept. of Public Works, Building and Safety Section	Prior to issuance of building permit
	All appliances such as showerheads, lavatory faucets and sink faucets shall comply with efficiency standards set forth in Title 20, California Administrative Code Section 1604(f), Title 24 of the California Administrative Code Section 1606(b) prohibits the installation of fixtures unless the manufacturer has certified to the California Energy Conservation compliance with the flow rate standards.	Applicant; building contractor	Approval of building plans	County of Los Angeles Dept. of Public Works, Building and Safety Section	Prior to issuance of building permit; post-construction inspections
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	Low-flush toilets shall be installed as specified in California State Health and Safety Code Section 17921.3.	Applicant; building contractor	Approval of building plans	County of Los Angeles Dept. of Public Works, Building and Safety Section	Prior to issuance of building permit; post-construction inspections
	Irrigation shall be properly designed, installed, operated and maintained to prevent the waste of water. "Drip" irrigation and other water application techniques which conserve water such as soil moisture sensors and automatic irrigation systems shall be incorporated in the parks and publicly maintained landscape areas.	Applicant; landscape contractor	Approval of irrigation plan	County of Los Angeles Dept. of Public Works, Building and Safety Section	Prior to issuance of building permit; post-construction inspections
	Landscaping shall emphasize drought-tolerant vegetation (xeriscaping) where not watered with reclaimed water. Plants of similar water use shall be grouped to reduce over-irrigation of low-water-using plants. Those areas not designed in xeriscape shall be gauged to receive irrigation using the minimal requirements.	Applicant; landscape contractor	Approval of landscape plan	County of Los Angeles Forester and Fire Warden	Prior to issuance of building permit; post-construction inspections

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	Residential occupants shall be informed as to the benefits of low-water-using landscaping and sources of additional assistance in xeriscaping.	Applicant	Provide County of Los Angeles Dept. of Regional Planning copy of information pamphlet.	County of Los Angeles Dept. of Regional Planning	Prior to issuance of certificate of occupancy
SOLID WASTE	A mandatory curbside recycling program shall be implemented for the NorthLake development. The size of the development proposed for the NorthLake site would make implementation of a curbside recycling program feasible.	Applicant	Approval of recycling program by County Sanitation District	County of Los Angeles Sanitation Districts	Prior to issuance of certificate of occupancy
	Collection/storage facilities for recyclables shall be incorporated into all building designs and/or a conveniently located recycling area shall be developed on the project site for use by all occupants/uses of the commercial/industrial uses.	Applicant; project engineer; building contractor	Approval of building plans	County of Los Angeles Dept. of Regional Planning	Prior to issuance of certificate of occupancy
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	The owner and/or tenants of all onsite commercial and industrial uses shall comply with all applicable federal, state and local requirements for the handling of hazardous materials. Onsite businesses handling hazardous materials shall submit a Business Plan which shall include information on inventories, employee training and emergency response plans and procedures.	Commercial and industrial tenants	Submit copy of business plan to County of Los Angeles	County of Los Angeles Dept. of Regional Planning; Dept. of Health Service	Prior to issuance of certificate of occupancy
	Removal of hazardous materials, waste from the project site shall be conducted by a registered waste hauler in accordance with all applicable rules and regulations.	Commercial and industrial tenants	Routine inspection of waste disposal manifests	County of Los Angeles Dept. of Health Services	Post-development inspections Post-development inspections
	All hazardous materials used in association with future onsite businesses shall be stored in specific locations and clearly marked as to contents.	Commercial and industrial tenants	Identification of location of hazardous materials storage areas on final engineering map	County of Los Angeles Dept. of Regional Planning; Dept. of Health Service	
LIBRARY SERVICES					
	None required.				

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ENVIRONMENTAL SAFETY	All subsequent tentative maps shall clearly show the existing pipeline alignments or proposed realignment in relationship to building pads. All proposed realignments shall be approved by the controlling pipeline carrier prior to recordation of tentative tract maps.	Applicant; project engineer	Approval of tentative tract maps	County of Los Angeles Dept. of Regional Planning	Prior to tentative tract approval
	Pipeline relocations shall be conducted in conformance with the requirements of the pipeline carrier and appropriate local and state agencies.	Applicant; project engineer	Provide county of Los Angeles Dept. of Regional Planning with pipeline relocation agreement	County of Los Angeles Dept. of Regional Planning	Prior to tentative tract approval
	Signs shall be posted to clearly mark the location of pipelines and to provide safety warnings and emergency response numbers.	Applicant; pipeline carrier	Onsite inspection	County of Los Angeles Dept. of Public Works, Building and Safety Section	Prior to issuance of building permit
	Electrical transmission line setbacks shall be adhered to during subsequent onsite planning, should such setbacks be adopted by regulatory agencies.	Applicant; project engineer	Approval of tentative tract maps	County of Los Angeles Dept. of Regional Planning	Prior to tentative tract approval